

TEXAS TRANSPORTATION COMMISSION

LUBBOCK County

MINUTE ORDER

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LUBBOCK District

In the City of Lubbock, Lubbock County, on SL 289, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 706, at Page 16, and Volume 705, at Page 9, of the Deed Records of Lubbock County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Louis Equities, LP, a Texas limited partnership, is an abutting landowner and has requested to purchase the tract for \$32,700.

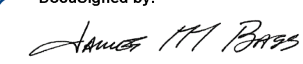
The commission finds \$32,700 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Louis Equities, LP, a Texas limited partnership, for \$32,700; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC0E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A300295A547D4BD...
Executive Director

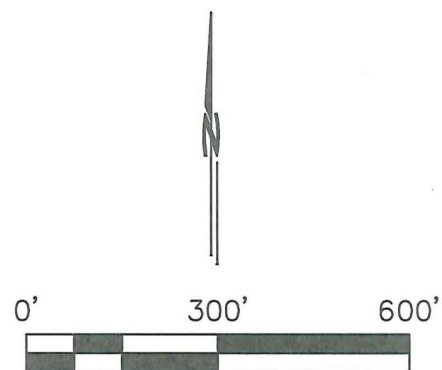
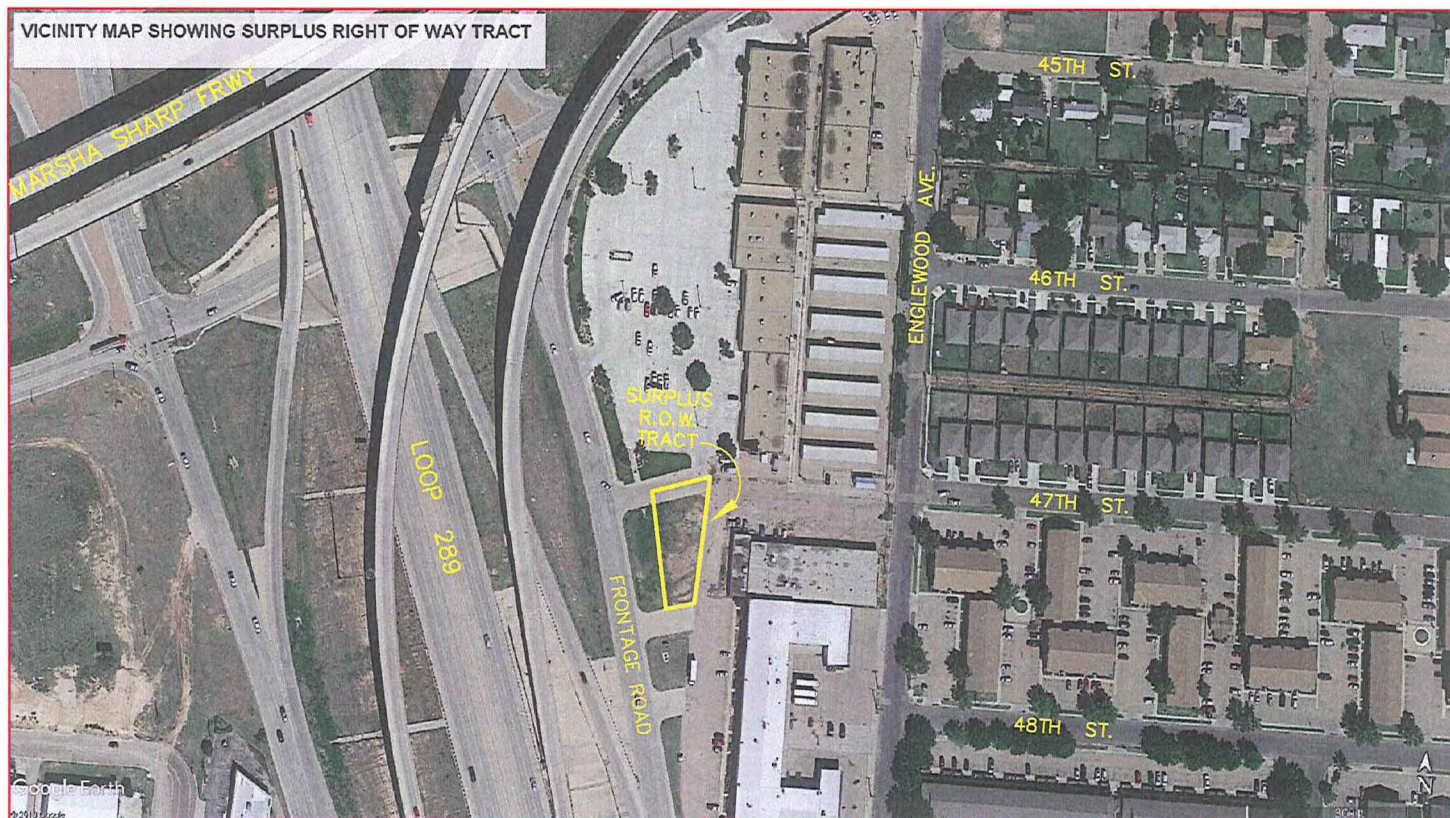
116027 May 27, 2021


Minute	Date
Number	Passed

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 **STEVENS SURVEYING
CO., LLC.** ††

6310 GENOA AVE. SUITE A
LUBBOCK, TX 79424
TEXAS FIRM NO. 10087500

806-687-1569

PREPARED FOR: KEVIN BAKER

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Field notes on a 0.286 acre (12,456.15 sq.ft.) tract of surplus right-of-way land located in Loop 289 and being a part of a tract of land conveyed by M.C. Kinser to the State of Texas by deed dated August 26, 1958 and recorded in Volume 706, Page 16, Deed Records of Lubbock County, Texas and also being part of a tract of land conveyed by R.G. Henry to the State of Texas by deed dated August 15, 1958 and recorded in Volume 705, Page 9, Deed Records of Lubbock County, Texas, said tract being located in Section 6, Block E-2, Abstract No. 690, Lubbock County, Texas and said 0.286 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod with cap marked "STEVENS RPLS 4339", set in the existing East right-of-way line of Loop 289 and the West line of Lot 1, D.A.V. Addition to the City of Lubbock, Lubbock County, Texas as shown by recorded plat in Volume 706, Page 377, Deed Records of Lubbock County, Texas and for the Southeast and beginning corner of this 0.286 acre tract, whence the Southwest corner of Section 6, Block E-2 bears North 88°06'59" West, a distance of 733.41 feet and South 01°46'48" West, a distance of 795.65 feet and being at Marsha Sharp Freeway (CSJ#380-01-53) baseline "J" station 6+114.387m 105.655m (346.64') left;

(1) THENCE South 76°44'01" West, a distance of 43.91 feet to a $\frac{1}{2}$ " iron rod with cap marked "STEVENS RPLS 4339", set for the Southwest corner of this 0.286 acre tract:

(2) THENCE North 13°15'08" West, a distance of 173.14 feet to a "X" set in concrete for the Northwest corner of this 0.286 acre tract;

(3) THENCE North 73°12'59" East, a distance of 98.63 feet to a $\frac{1}{2}$ " iron rod, found for the Northeast corner of this 0.286 acre tract and being the Northeast corner of Lot 1, Splawn-Henry Addition;

(4) THENCE South 03°40'19" West, along the existing East right-of-way line of Loop 289 and the West line of said Lot 1, Splawn-Henry Addition, at a distance of 174.98 feet pass a $\frac{1}{2}$ " iron rod found for the Southwest corner of Lot 1, Splawn-Henry Addition and the Northwest corner of Lot 1, D.A.V. Addition, continuing for a total distance of 187.32 feet to the point of beginning.

CONTAINING an area of 0.286 acres (12,456.15 sq.ft.) of land.

ACCESS is permitted along the field note call (2) to the transportation facility.

Plat of even survey date herewith accompanies this legal description.



Bearings are NAD83, Texas North Central Zone, U.S. Survey Feet. Distances are actual surface values.

Surveyed on the ground October 25, 2018



Sterling B. Burrow
Registered Professional Land Surveyor
Texas No. 4666



 STEVENS SURVEYING CO., LLC. 	
6310 GENOA AVE. SUITE A LUBBOCK, TX 79424	
806-687-1569	TEXAS FIRM NO. 10087500
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